MEMBERS PRESENT: LEONARD KRAWCHECK, SANDRA CAMBELL, MICHAEL ROBINSON,

WALTER SMALLS, MARGARET SMITH, JOHN LESTER, SAM ALTMAN

STAFF PRESENT: LEE BATCHELDER, PENNYE ASHBY

CLERK: VANESSA ELLINGTON

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JULY 15, 2014 5:16 P.M. 75 CALHOUN STREET 7:08 P.M.

A. Deferred applications from previously advertised BZA-Z agendas. For information call 724-3781.

80 CALHOUN ST. (MAZYCK/WRAGGBOROUGH) APP. NO. 147-15-A1 1. (459-13-03-054)

	Request variance from Sec. 54-317 to allow construction of an office building without 22 required parking spaces (Ordinance requires 30 spaces, 8 spaces to be provided on site, 22 spaces to be provided in Aquarium Garage). Zoned GB.						
	Owner-80 Calhoun LLC/Applicant-Stubbs Muldrow Herin Architects						
	APPROVED 0	WITHDRAWN 0					
	DISAPPROVED 0	DEFERRED XX					
MOTIC	DN: Deferred.						
MADE	BY: SECOND: VOTE: FOR	_ AGAINST					
2.	637 CASHEW ST. (ARDMOORE/SHERWOOD) (350-07-00-016)	APP. NO. 147-15-A2					
Request use variance from Sec. 54-203 to allow a community center wit street parking spaces in a DR-1F (Diverse-Residential) zone district. Owner-Seacoast Christian Community Church, Inc./Applicant-Seamon Whitesic							
	APPROVED 0	WITHDRAWN XX					
	DISAPPROVED 0	DEFERRED 0					
MOTIC	DN: Withdrawn.						
MADE	BY: SECOND: VOTE: FOR	_ AGAINST					
В.	New Applications:						
1.	47 QUEEN ST. (FRENCH QUARTER) (458-09-01-047)	APP. NO. 147-15-B1					
	Request reconsideration of the Board's decision on June 3, 2014.						

В

Request an appeal to the Zoning Administrator's decision to require conversion of the third dwelling unit in the accessory building to go back to a laundry room and work/space/storage area. Zoned SR-5.

Owners-Susan D. & James H. Ross/Applicant-John M. Bleecker, Jr.

WITHDRAWN XX APPROVED 0

DISAPPROVED 0 DEFERRED 0

MOTION: Withdrawn.

MADE BY: _____ SECOND: ____ VOTE: FOR ____ AGAINST ____

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2							
2.	116 S. BATTERY (CHARLESTOWNE) (457-11-02-024)	APP. NO. 147	-15-B2				
	Request special exception under Sec. 54-110 to allow an extension (elevated deck) to a non-conforming building footprint that does not meet the required 9-ft. west side setback. Zoned SR-2.						
	Owners-Ray & Nancy Hardwick/Applicant-Glenn Keyes Architects						
	APPROVED XX	WITHDRAWN	0				
	DISAPPROVED 0	DEFERRED	0				
MOTIC	ON: Approval.						
MADE	BY: <u>S.Campbell</u> SECOND: <u>M.Robinson</u> VOTE: FOR <u>7</u>	7 AGAINST <u>0</u>					
3.	150 ROYAL ASSEMBLY DR. (BERESFORD HALL) (268-10-01-022)	APP. NO. 147	-15-B3				
	Request variance from Sec. 54-250 (Beresford Hall PUD) a single-family residence with a 43-ft. building height (Or to 40-ft.) Zoned PUD. Owners/Applicants-James & Cessy Norman						
	APPROVED XX	WITHDRAWN	0				
	DISAPPROVED 0	DEFERRED	0				
MOTIC	ON: Approval.						
MADE	BY: <u>W.Smalls</u> SECOND: <u>M.Smith</u> VOTE: FOR <u>7</u> AGA	AINST <u>0</u>					
4.	62 POPLAR ST. (LOT 9) (NORTH CENTRAL) (463-11-02-026)	APP. NO. 147	-15-B4				
	Request special exception under Sec. 54-501 to allow confamily residence on a lot of insufficient size (Lot area, 3,32 Request variance from Sec. 54-301 to allow construction residence with a 3-ft. east side setback and a 12-ft. total section 18-ft. required respectively). Zoned SR-2. Owner-WEC Co/Applicant-Edward Dohan	27sf; 6,000sf req of a single-family	uired). /				
	APPROVED 0	WITHDRAWN	XX				
	DISAPPROVED 0	DEFERRED	0				
MOTIC	ON: Withdrawn.						
	BY: SECOND: VOTE: FOR						

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5. 460 ARLINGTON DR. (OAKLAND) (310-07-00-092) APP. NO. 147-15-B5

Request special exception under Sec. 54-206 to allow construction of a multipurpose building for an existing church in a SR-1 (Single-Family Residential) zone district.

Zoned SR-1.

Owner-Coastal Community Church/Applicant-E.M. Seabrook, Jr., Inc.

APPROVED XX WITHDRAWN 0

DISAPPROVED 0 DEFERRED 0

MOTION: Approval.

MADE BY: J.Lester SECOND: S.Altman VOTE: FOR 7 AGAINST 0

6. 17 DEWEY ST. (NORTH CENTRAL) (460-03-02-132) APP. NO. 147-15-B6

Request variance from Sec. 54-301 to allow a 1-story addition (family room) with a 1-ft. north side setback, a 10.5-ft. rear setback; to allow a storage shed addition with a 4.8-ft. south side setback with a 5.8-ft. total side setback (3-ft., 9-ft., and 15-ft. required respectively).

Zoned DR-1F.

Owners/Applicants-Christopher & Cat Morgan

APPROVED XX WITHDRAWN 0

DISAPPROVED 0 DEFERRED 0

MOTION: Approval.

MADE BY: S.Altman SECOND: J.Lester VOTE: FOR 7 AGAINST 0

7. 62 MURRAY BLVD. (CHARLESTOWNE) (457-11-02-063)

APP. NO. 147-15-B7

Request special exception under Sec. 54-110 to allow a horizontal and vertical extension (2nd flr multi-purpose room/bath/storage) of a non-conforming garage/living space footprint that does not meet the required side street and rear setbacks (25-ft. required for each). Zoned SR-2.

Owners-David & Lissy Morgan/Applicant-Dufford Young Architects

APPROVED XX WITHDRAWN 0

DISAPPROVED 0 DEFERRED 0

MOTION: Approval with conditions: 1) no kitchen; 2) not to be separately metered.

MADE BY: S.Campbell SECOND: S.Altman VOTE: FOR 7 AGAINST 0

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8. 30 NEW ST. (CHARLESTOWNE) (457-12-03-121)

APP. NO. 147-15-B8

Request variance from Sec. 54-301 to allow an existing fence height to be extended from 9.2-ft. to 10.7-ft.

Zoned DR-1F.

Owner-Fleetwood Hassell/Applicant-E.E. Fava Architects

APPROVED XX

WITHDRAWN 0

DISAPPROVED 0

DEFERRED

MOTION: Approval.

MADE BY: M.Smith SECOND: W.Smalls VOTE: FOR 7 AGAINST 0

9. 25 C CHARLOTTE ST. (MAZYCK/ WRAGGBOROUGH) (459-13-03-032) APP. NO. 147-15-B9

Request variance from Sec. 54-301 to allow a garage and screen porch/deck addition with an 11-ft, rear setback (25-ft. required). Zoned DR-1F.

Owners-Tom & Patty Uffelman/Applicant-Meadors Inc.

APPROVED XX

WITHDRAWN 0

DISAPPROVED 0

DEFERRED 0

MOTION: Approval.

MADE BY: M.Smith SECOND: J.Lester VOTE: FOR 7 AGAINST 0

10. 1175 FOLLY RD. (337-08-00-004)

APP. NO. 147-15-B10

Request an amendment to the conditions of the Board approval on February 4, 2014 of a use variance that allows an existing restaurant to operate until 2 a.m. in a Limited Business zone district.

Owner-350 King Street LLC/Applicant-Harrison & Inglese LLC

APPROVED XX

WITHDRAWN 0

DISAPPROVED 0

DEFERRED 0

MOTION: Approval.

MADE BY: M.Robinson SECOND: S.Campbell VOTE: FOR 7 AGAINST 0

11. 8 KYLE PL. (WAGENER TERRACE) (463-11-04-087) APP. NO. 147-15-B11

Request special exception under Sec. 54-501 to allow construction of a single-family residence on a lot of insufficient size (Lot area, 3,066sf; 6,000sf required).

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Request variance from Sec. 54-301 to allow construction of a single-family residence with a 5-ft. front setback (steps), a 15.2-ft. rear setback, a 20.2-ft. front and rear setback, a 10.8-ft. north side setback, a 5-ft. south side setback and a 15.8-ft. total side setback (25-ft., 25-ft. 50-ft., 9-ft., 9-ft. and 18-ft. required respectively).

Zoned SR-2.

Owner-Nalpo Properties, LLC/Applicant-Troy Ahyo

APPROVED XX WITHDRAWN 0

DISAPPROVED 0 DEFERRED 0

MOTION: Approval.

MADE BY: J.Lester SECOND: S.Altman VOTE: FOR 7 AGAINST 0

12. 75 ANSON ST. (ANSONBOROUGH) (458-01-03-007)

APP. NO. 147-15-B12

Request special exception under Sec. 54-110 to allow a 2-story addition that enlarges a non-conforming residential unit.

Request variance from Sec. 54-301 to allow a 2-story addition (elevator/storage/kitchen expansion/master bedroom expansion) with a 0-ft. north side setback (6-ft. required).

Zoned STR.

Owners-David & Carol Rawle/Applicant-Thomas & Denzinger Architects

APPROVED XX WITHDRAWN 0

DISAPPROVED 0 DEFERRED 0

MOTION: Approval.

MADE BY: S.Campbell SECOND: M.Smith VOTE: FOR 7 AGAINST 0

13. 188 ½ LINE ST. (WESTSIDE) (460-07-04-140)

APP. NO. 147-15-B13

Request variance from Sec. 54-301 to allow the re-establishment of two dwelling units (duplex) with 993.5sf of lot area per dwelling unit (2,000sf required). Request special exception under Sec. 54-110 to allow a 2-story addition that extends a 1.66-ft. east side setback (3-ft. required).

Request variance from Sec. 54-317 to allow 2-dwelling units (duplex) with 1 off-street parking space (4 spaces required).

Zoned DR-2F.

Owner-Compass 5 Partners, LLC/Applicant-Maryellyn Cannizzaro

APPROVED XX WITHDRAWN 0

DISAPPROVED 0 DEFERRED 0

MOTION: Approval.

MADE BY: W.Smalls SECOND: M.Robinson VOTE: FOR 7 AGAINST 0

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14. 1 BROAD ST. (CHARLESTOWNE) (458-09-03-137) APP. NO. 147-15-B14 Request variance from Sec. 54-301 to allow the establishment of two dwelling units (2nd and 3rd floors) with 1,650sf of lot area per dwelling unit (3,000sf required). Request special exception under Sec. 54-511 to allow retail/office/restaurant uses (basement and first floor), 2 residential units (2nd and 3rd flrs) without required parking spaces (14 spaces required). Zoned LB Owner/Applicant-Broad Street Ventures, LLC APPROVED XX WITHDRAWN 0 DISAPPROVED 0 DEFERRED 0 MOTION: Approval. MADE BY: S.Altman SECOND: S.Campbell VOTE: FOR 6 AGAINST 1 M.Smith 15. 2115 ASHEPOO LN. (SILVER HILL/MAGNOLIA) APP. NO. 147-15-B15 (464-10-00-045) Request use variance from Sec. 54-203 to allow a restaurant (1st and 2nd floors) with on-premises consumption of beer and wine with days and hours of operation, Monday-Sunday 11am to 10pm in a SR-1 (Single-Family Residential) zone district. Request special exception under Sec. 54-511 to allow 800sf of inside and 100sf of outside patron use area with 4 off-street parking spaces (10 spaces required). Zoned SR-1. Owner-Roosevelt Mouzon/Applicant-Alluette Jones APPROVED 0 WITHDRAWN 0 DISAPPROVED 0 DEFERRED XX MOTION: Deferred to August 05, 2014. MADE BY: _____ SECOND: _____ VOTE: FOR ____ AGAINST ____ 16. 1742 SAM RITTENBERG BLVD. (351-08-00-007) APP. NO. 147-15-B16 Request variance from Sec. 54-301 to allow a storage shed addition with a 3.5-ft. west side setback (9-ft. required). Zoned DR-1F. Owner-HPI Realty LLC/Applicant-Neil Stevenson Architects APPROVED XX WITHDRAWN 0 DISAPPROVED 0 DEFERRED 0 MOTION: Approval. MADE BY: M.Robinson SECOND: M.Smith VOTE: FOR 7 AGAINST 0

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17.	26 AND 28 BROAD ST. (FRENCH QUARTER) APP. NO. 147-15-B17 (458-09-03-031 AND 032)				
	Request variance from Sec. 54-306 to allow office building additions with a maximum building height for the mechanical screen of 59-ft. in a 55/30 height district. Zoned LB. Owner-Nancy Snowden/Applicant-Thompson Young Design				
	APPROVED	0		WITHDRAWN XX	
	DISAPPROVED	0 0		DEFERRED 0	
MOTIC	N: Withdra	wn.			
MADE	BY:	SECOND:	VOTE: FOR	_ AGAINST	

In accordance with the American with Disabilities Act, people who need alternative formats, ASL (American Sign Language) Interpretation or other accommodation please contact Janet Schumacher at (843) 577-1389 or email to schumacherj@charleston-sc.gov three business days prior to the meeting.